

REPORT OF ADVISORY COMMITTEE

OF TOWN OF SOUTHBOROUGH

DECEMBER 13TH, 1929

REPORT OF ADVISORY COMMITTEE
OF TOWN OF SOUTHBOROUGH
DECEMBER 13TH, 1929.

To the Citizens of Southborough:

Careful consideration has been given to the report of the Water Committee and that of Messrs. Metcalf and Eddy, Engineers, who have been retained by the Water Committee to study and make recommendation for a plan of water service.

The Advisory Committee feels that additional data and information concerning capital charges and annual operating charges is necessary, in order that the citizens of the town may have a better understanding of the situation as it applies to them individually and collectively from a standpoint of actual annual increased expenses, and in order that from a financial standpoint the issues involved in Articles III, IV, V, and VI of the Town Warrant may be more clearly set forth.

In compiling the cost figures contained in this report, the Advisory Committee have been guided by the studies of Messrs. Metcalf and Eddy, Engineers. The figures relating to taxable valuations have been taken from data compiled by the Town Assessor's books and are substantially in accord with those of the Engineers.

In considering each plan separately, the costs involved in each plan are based upon piping only such streets as are proposed to be piped as shown in the plan contained in the Engineers' report, and as planned by the Fayville Fire and Water District for Fayville. The cost figures are to be taken as approximate, and the computation of annual charges as approximate. It is intended that they shall be used only for the purpose of comparing the advantages and disadvantages of one plan with another.

The Engineers have made studies of five possible plans for supplying Southborough Township, or portions of it, with water.

1. A Town system, which would include the Fayville Fire and Water District.
2. A Town system, which would exclude the Fayville Fire and Water District. (obviously unfair to Fayville in that it would result in double taxation of Fayville and therefore, should not receive consideration.)
3. A Water District, which would include Southborough, Cordaville and Southville, comprising an area suggested by the Engineers.
4. A separate Water District for Southborough Centre, comprising an area recommended by the Engineers.
5. A separate Water District for Cordaville and Southville, comprising an area recommended by the Engineers.

While the Articles in the Town Warrant have no reference to Plan III, IV or V, involving the creation of one or more Water Districts, and have to do only with a Town System of Water, it is considered advisable to briefly set forth the possibilities of creating certain Water Districts and the approximate costs involved for each District for the purpose of analyzing the advantages and disadvantages of a Town Water System.

The following comparative table of facts under the several possible plans, is submitted for your information.

Due consideration should be given to the following influences on net charges, which have not been considered in the compilation of figures of any plan contained in this report.

In the event that water is installed under any of the plans set forth:

- (a) It can be assumed that the rate for fire insurance would be materially reduced on those buildings which lie within or adjacent to the piped area.
- (b) There would be an income to the Water Department from the Fire Department on account of street hydrants, which, however, would be paid by an increased tax levy for the Fire Department, so that the net cost of the taxpayer will not be changed.
- (c) It can be assumed that the assessed valuation placed upon property having water-piped frontage would be increased, which in turn will have the effect of reducing the proportionate cost of water to the town as a whole.
- (d) There should be a gradual and definite increase in real estate values in the water area, which will favorably effect the general values of property lying outside the water area.
- (e) In the event that St. Mark's School, Fay School, Deerfoot Farms and the Sears Estate purchase town water, the income therefrom would materially reduce that proportion of annual charges necessary to be raised by taxation.
- (f) The effect of adequate water supply for fire purposes would so materially reduce the annual premium cost of fire insurance of St. Marks School and Fay School that, in view of the fact that the schools are not taxed, the annual contribution of the schools to the town may be voluntarily increased by them. This in turn would serve to proportionately decrease the cost of water to the town as a whole.
- (g) The future possibility of extending piped area to include additional houses at a reasonable cost and, therefore, the direct value that may accrue in the near future to certain tax payers who are effected, but do not under the present plan receive direct benefit.

The purpose of the Advisory Committee is to present facts, and recommendations involving the raising and expenditure of Town money. It is not their function, in any way, to endeavor to influence the voters of the Town for or against any issue which may be pending. This report, therefore, is non-partisan and made for the sole purpose of furnishing data relative to the effect on town finances in the event that town water is installed.

	Plan 1 Town System to serve Southborough, Cordaville, Southville and Fayville	Plan 2 Town System to serve Southborough, Cordaville and Southville but not Fayville	Plan 3 Water District to serve Southborough, Cordaville and Southville	Plan 4 Separate Water District to serve Southborough	Plan 5 Separate Water District to serve Cordaville and Southville
Approx. Cost of Construction	\$318,000	\$268,000	\$268,000	\$159,000	\$116,000
Approx. Total Annual fixed charge and operating cost	29,490	24,460	24,660	15,200	11,020
Approx. Annual income from sale of water based on \$36.00 per annum per house (80% use)	11,300	8,890	8,890	4,800	3,310
Annual income from tax levy on all property in Town or Water District	<u>18,190</u>	<u>15,770</u>	<u>15,770</u>	<u>10,400</u>	<u>7,710</u>
Annual Income	\$29,490	\$24,660	\$24,660	\$15,200	\$11,020
App. present taxable value lying within area or streets actually piped	\$ 2,315,900 or 72%	\$1,959,500 or 61%	\$1,959,500 or 80%	\$1,680,000 or 80%	\$279,400 or 79%
App. present taxable value lying outside of area actually piped	\$884,900 or 28%	\$1,241,300 or 39%	\$505,100 or 20%	\$429,400 or 20%	\$75,800 or 21%

App. Income from water taxes to be paid by property owners who re- ceive privilege of water	\$13,160	\$9,650	\$12,540	\$8,280	\$6,070
App. Income from water taxes to be paid by property owners who do not re- ceive privilege of water under present plan	\$5,030	\$6,120	\$3,230	\$2,120	\$1,640
Total number of houses to whom the privilege of town water would be furnished	383 or 73%	287 or 55%	267 or 74%	178 or 74%	109 or 75%
Total number of houses which would not under the present plan receive town water but would bear a share of water tax	<u>139</u> or 27%	<u>235</u> or 45%	<u>99</u> or 26%	<u>63</u> or 26%	<u>36</u> or 25%
Total number of houses in Township or District	522	522	386	241	145
The approximate increase in taxes per \$1,000 of valuation would be	<u>\$5.68</u>	<u>\$4.93</u>	<u>\$6.40</u>	<u>\$4.93</u>	<u>\$21.71</u>

The Advisory Committee realizes the great importance of the water issue to the Town of Southborough and the necessity that the actual working plan, in the event that town water is voted for, be thoroughly and carefully analyzed in all detail, before being adopted, by a body of men, who would not only be representative of the Town of Southborough but would be selected for their experience in the financial, engineering and legal aspects of the problem, and its practical application to Southborough's requirements. The value to the town in appointing a Committee, designed to include men of these qualifications was fully recognized, and therefore,

At a meeting of the Advisory Committee held Friday evening, December 13, there being present Mr. George Burnett, a member of the Water Committee, present but not voting, in considering the Articles in the warrant for the Town Meeting to be held on Monday December 15, it was unanimously

VOTED: on Article III -- to recommend to the Town that, in the event that Article III is favorably acted upon, a Special Committee composed of Chairman of the Board of Selectmen, Chairman of the Advisory Committee, and Chairman of the Water Committee and two others to be appointed by the Moderator and that they be given full authority to take all necessary steps which will enable the Town by vote at the Annual Town Meeting to act upon the establishment, construction or purchase of a system for supplying the inhabitants of the town or any portion thereof with water, and to raise, appropriate or borrow money for the establishment, construction or purchase of a system for supplying the inhabitants of the town or any portion thereof with water.

on Article IV -- to recommend that the aforesaid Committee be authorized to negotiate with the Fayville District created by Chapter 474 of the Acts of 1923 with full power to act, subject, however, to the limitation of power placed upon them in the recommendation for Article III.

on Article V -- To recommend that the aforesaid Committee be instructed to report to the Town at the next Annual Town Meeting a definite plan for the raising, appropriating and borrowing money for the purposes set forth in this Article.

on Article VI -- to recommend that the Selectmen be instructed to act in accordance with the provisions of the Article, subject, however, to the consent of the aforesaid Committee.

Respectfully submitted,

ADVISORY COMMITTEE

Walter E. Brewer

Chester C. Gray

E. Chester Wells

J. Dallas Corbiere
(Temporary Chairman)

TO THE VOTERS OF THE TOWN OF SOUTHBOROUGH

The Warrant for the annual town meeting for 1931 was duly submitted to the Advisory Committee for its consideration and report. After hearing all Departments and persons who presented themselves before the Committee and having given each article in the warrant very careful study and consideration we respectfully submit this report.

Due to the many changes and improvements being made in the town this year there will be heavy expenses in connection with the same. Also the State and County Taxes will be considerable higher besides the heavy interest charges on the water bonds. We may also be faced with an expense in connection with the moving of water mains on the turnpike. In addition to these items the revenue derived from Income Taxes will probably be much less. A combination of these items will of course, reflect in a much higher tax rate.

The last page of this report shows a summary of the appropriations requested by the several departments and the amounts recommended by the Advisory Committee. You will notice that there is a difference in the totals of over \$30,000.00 which means that if the appropriations requested were allowed, your tax rate would be approximately \$10.00 per thousand more than if you follow the recommendations of your Committee. Therefore, we strongly urge that our recommendations be followed.

RECOMMENDATIONS CONCERNING ARTICLES IN THE WARRANT

Article 3. Under this heading come all the appropriations for the general government of the Town.

Article 4. It is recommended that the authorization requested be granted.

Article 5. It is recommended that one-half of the money raised by licensing of dogs, be added to the appropriation voted for the maintenance of the Town Schools, and one-half to the appropriation for the maintenance of the Town Library.

Article 6. It is recommended that the sum of \$125.00 be appropriated for this purpose.

Article 7. It is recommended that the Town accept contributions from St. Marks School and from Ray School in lieu of regular taxes from which the schools are exempt.

Article 8. It is recommended that the authority requested be granted.

Article 9. It is recommended that the Town vote to transfer the various funds appropriated for special purposes in 1930 which remain unexpended to the Town Treasury.

Article 11. It is recommended that this article be passed over.

Article 12. It is recommended that the sum of \$100.00 be appropriated for this purpose and the expending of the same to be made under the direction of the Selectmen.

Article 14. It is recommended that the sum of \$1700.00 be appropriated to be added to like sums which will be appropriated by the State and County for this purpose.

Article 15. It is recommended that this Article be passed over.

Article 16. It is recommended that the sum of \$150.00 be appropriated for this purpose.

Article 17. It is the feeling of the majority of the Committee that this expenditure is unnecessary at this time and it is therefore, recommended that the article be passed over.

Article 18. It is recommended that the sum of \$523.00 be appropriated for this purpose.

Article 19. It is recommended that the Town vote to instruct the Town Collector to collect receipts of the Water Department and turn the same over to the Town Treasurer.

Article 21. It is recommended that this article be passed over.

Article 22. It is recommended that the sum of \$500.00 be appropriated from the Cemetery Reserve Fund for this purpose.

Article 23. It is recommended that the sum of \$1000.00 be appropriated for this purpose.

Article 24. It is recommended that this article be passed over.

Article 25. It is recommended that this article be passed over.

Article 26. It is recommended that the sum of \$500.00 be appropriated for this purpose.

Article 27. It is recommended that the Treasurer's and Accountant's salary be increased \$100.00 each and provided the Collector collects the water receipts that the salary for that office be increased \$100.00

Article 28. It is recommended that this article be passed over.

Article 29. It is recommended that this article be passed over.

Article 31. It is recommended that the sum of \$5290.75 from receipts in 1930 & 1931 of Water Department be appropriated for use of said Department as reimbursement for expenditure for private service installations during this period.

Article 32. It is recommended that this article be passed over.

	<u>1930 Voted</u>	<u>1930 Spent</u>	<u>1931 Requested</u>	<u>1931 Recommended</u>
1. Advisory Committee	\$60.00	\$59.03	\$60.00	\$60.00
2. Selectmen	600.00	589.25	650.00	650.00
3. Accountant	425.00	435.06	440.00	440.00
4. Treasurer	712.00	628.13	750.00	750.00
5. Collector	685.00	1025.97	910.00	910.00
6. Assessors	1422.50	1420.74	1297.00	1300.00
7. Town Clerk	475.00	445.55	450.00	450.00
8. Law Department	100.00	9.33	100.00	-
9. Election and Registration	650.00	724.00	450.00	450.00
	5329.50	5537.08	5107.00	5010.00
PROTECTION OF PROPERTY				
10. Police	2155.00	2170.36	2192.00	2192.00
11. Fire Dept. Maintenance	944.00	1196.29	950.00	950.00
12. Fire Dept. New Equip- ment	455.00	218.58	425.00	425.00
13. Fire Dept. Salaries	1835.00	1771.24	1835.00	1835.00
14. Install town water Central Fire Station	-	-	92.00	92.00
15. Hydrant Snow Removal	-	-	100.00	100.00
16. Forest Fires	550.00	668.73	550.00	550.00
	5939.00	6225.20	6144.00	6144.00
TREE WARDEN DEPARTMENT				
17. Gypsy and B. T. Moth	1800.00	1783.82	1600.00	1600.00
18. Tree Warden	1500.00	1494.61	1400.00	1400.00
	3300.00	3278.43	3000.00	3000.00
TOWN HOUSE AND GROUNDS				
19. Town Hall Maintenance	1300.00	1271.43	1215.00	1215.00
20. Town Hall Salaries	75.00	75.00	75.00	75.00
21. Payville Hall	450.00	369.27	400.00	400.00
22. Common & T. H. Grounds	300.00	318.10	300.00	300.00
	2125.00	2033.80	1990.00	1990.00
HEALTH DEPARTMENT				
23. Board of Health	550.00	274.20	550.00	550.00
24. Inspection of Animals	100.00	100.00	100.00	100.00
	650.00	374.20	650.00	650.00
HIGHWAYS				
25. Highway Maintenance	12000.00	16718.93	8000.00	8000.00
26. Highway Fences & Cable	-	-	1000.00	1000.00
27. Snow Removal	1500.00	1219.33	1500.00	1500.00
28. Street Lights	6000.00	5917.53	5535.24	5535.24
	19500.00	23655.79	16035.24	16035.24
WATER DEPARTMENT				
29. Maintenance	-	-	5950.00	4750.00
	-	-	5950.00	4750.00

	<u>1930 Voted</u>	<u>1930 Spent</u>	<u>1931 Requested</u>	<u>1931 Recommended</u>
CHARITIES AND POOR BENEFIT				
30. Board of Public Welfare	2000.00	3033.84	3000.00	3000.00
31. Old Age assistance (Act in effect July 1931)	-	-	500.00	500.00
	2000.00	3033.84	3500.00	3500.00
EDUCATION				
32. School Department	47711.95	46372.68	47567.00	47567.00
33. Libraries	2000.00	1999.06	2100.00	2100.00
	49711.95	48371.74	49667.00	49667.00
UNCLASSIFIED				
34. Reserve Fund	2500.00	2220.16	2500.00	2500.00
35. Cemetery General Care	2500.00	2451.26	2500.00	2500.00
36. Town Reports -Postage & Delivery	450.00	478.50	478.50	478.50
37. Sealer of Weights & Measures	200.00	210.22	200.00	200.00
38. Liability Insurance	450.00	450.37	600.00	600.00
39. Fire Insurance	1500.00	1488.30	1500.00	1500.00
40. Certify Notes	-	2.00	10.00	10.00
41. Interest on temp. Loans	625.00	217.29	956.25	956.25
42. Interest On Debt	2440.00	2508.69	15319.88	15319.88
43. Debt Retirement	9400.00	9400.00	3900.00	3900.00
	20065.00	19426.99	27964.63	27964.63
Total	\$108620.45	\$112137.07	\$120007.87	\$118710.87

A summary of all the Articles in the Warrant is as follows:

<u>Article</u>	<u>Submitted</u>	<u>Recommended</u>
3	\$120007.87	\$118710.87
6	125.00	125.00
11	800.00	-
12	200.00	100.00
14	1700.00	1700.00
15	3500.00	-
16	150.00	150.00
17	800.00	-
18	523.08	523.08
21	10000.00	-
22	500.00	500.00
23	2000.00	1000.00
24	500.00	-
25	9000.00	-
26	500.00	500.00
27	700.00	300.00
28	300.00	-
29	4100.00	-
31	5290.75	5290.75
32	150.00	-
	<hr/> \$160846.70	<hr/> \$128899.70

Joseph Blake
Walter B Brewer
John Dallas Overton
Elliot Perkins
E. Chester Wells

Chester C. Gray Chairman

Advisory Committee